

EXHIBIT I

April 19 - 76 - 1101 A. W. Sanger & Mignon M. Sanger, GR.

THIS DEED, made this 15th day of April, 1976, by EDWARD W. SANGER and MIGNON M. SANGER, his wife, both of Frederick County, Maryland.

WITNESSETH, that for and in consideration of ten dollars, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, EDWARD W. SANGER and MIGNON M. SANGER, his wife, hereby grant and convey unto PIERCE MacNAIR and MARGARET P. MacNAIR, his wife, as joint tenants with right of survivorship and not as tenants in common, their personal representatives, heirs and assigns, forever in fee simple, all those contiguous lots or parcels of land situate along the north side of Main Street, in the Town of New Market, New Market District, Frederick County, State of Maryland, described and referred to as:

PARCEL 1: Beginning at a point 13.00 feet north of the north curb of Main Street (Maryland Route 114) and 2.00 feet west of a foundation wall and running thence with Main Street,

1. South 84° 30' 00" West 46.82 feet to an iron pipe said pipe being 1.5 feet west of a foundation wall, thence leaving Main street and running with the second and third lines in a deed from the grantors herein (sic) to Anna H. Robbin said deed dated July 11, 1969, recorded among the Frederick County, Md., Land Records in Liber 808, folio 290,

2. North 05° 30' 00" West 100.00 feet to an iron pipe thence

3. North 84° 30' 00" East 46.82 feet to an iron pipe thence

4. South 05° 30' 00" East 100 feet to the place of beginning, containing 4,682 square feet of land, more or less.

BEING all and the same lot or parcel of land which, by deed dated December 11, 1971, recorded among the aforesaid Land Records in Liber 867, folio 109 &c., Hope M. Morse, formerly Hope M. Cowles, widow, granted and conveyed unto Edward W. Sanger and Mignon M. Sanger, his wife; and

PARCEL 2: All that lot or parcel of land being part of Lot No. 26, 27, 93 and 94 as shown on the plat of New Market recorded in Plat Book WR 11, folio 465 and 591, one of the aforesaid Land Records, as also shown on Plat Number 690-505 by Rothenhoefer Engineers and particularly described as:

BEGINNING at an iron pipe standing 10.00 feet north of the north curb